

1. LANDSCAPE AND IRRIGATION PLANS AND LANDSCAPE ANALYSIS TO BE SUBMITTED SEPARATELY. 2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB. 3. STORM SEWER AND DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE GRADING AND DRAINAGE DESIGN PLANS. ALL STORM SEWER IN PHASE 2

4. PAVEMENT TO BE CONCRETE OR ASPHALT PAVEMENT. 5. SOLID WASTE SERVICES FOR PHASE 2 SHALL BE PROVIDED BY A SINGLE DUMPSTER ADJACENT TO THE CLUBHOUSE. THE SOLID WASTE FROM THE HALFWAY HOUSE WILL ALSO BE PLACED IN THIS DUMPSTER OR THE EXISTING DUMPSTER ADJACENT TO THE CART BARN. 6. TYPE OF WASTE STREAMS: TURKEY CREEK GRILL: NORMAL

## NORMAL

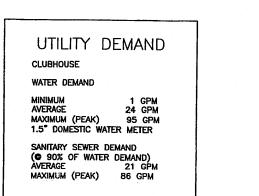
1. THE CURRENT OWNER OF THE 9.43 ACRE TRACT IS TRADITIONS CLUB BY MELROSE, LLC. THIS TRACT IS PLATTED AS TRADITIONS, PHASE 6 AND THE PLAT IS RECORDED IN VOLUME 6555, PAGE 46 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY. 2. THE CURRENT ZONING OF THE TRACT IS PD-M PLANNED DEVELOPMENT MIXED USE. 3. THE CURRENT USE OF THE PROPERTY IS "VACANT". 4. UTILITY SERVICES TO BE PROVIDED AS SHOWN. PUBLIC UTILITY EASEMENTS FOR WATER OR UNDERGROUND ELECTRICAL LINES SHALL BE CONVEYED BY SEPARATE INSTRUMENT OR PLAT. THE PROPOSED SANITARY SEWER IMPROVEMENTS ARE PRIVATE. 5. ALL DRAINAGE STRUCTURES WITHIN THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED. 6. TOPOGRAPHY SHOW IS FROM SURVEY DATA AND FROM AERIAL TOPOGRAPHY PROVIDED BY THE CITY OF

7. PROPERTY BOUNDARY INFORMATION FROM KLING ENGINEERING AND SURVEYING FINAL PLAT. 8. THE APPROXIMATE DEVELOPED AREA IS 194,667 SF.

## 1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-27 DATUM, CONVERGENCE=02°01'56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093, SURFACE

2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0143C, MAP NO. 48041C0143C. EFFECTIVE

3. BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CURRENT CITY OF BRYAN ORDINANCES.



PARKING ANALYSIS - PHASE 1 REQUIRED PARKING - TURKEY CREEK GRILL: 4,000 SF OF WAREHOUSE AND ENCLOSED STORAGE PARKING ANALYSIS - PHASE 2 20,000 SF OF PERSONAL SERVICE ESTABLISHMENT PARKING ANALYSIS — TOTAL

**CONSTRUCTION NOTES:** 1. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAYS AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE 2005 CITY OF BRYAN STANDARD SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY

ENGINEER'S OFFICE. 2. ALL MATERIALS SHALL MEET CURRENT CITY STANDARDS AND DETAILS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48

JOSEPH P. SCHULT

65889

THE SEAL APPEARING ON THIS

DOCUMENT WAS AUTHORIZED BY

JOSEPH P. SCHULTZ, P.E.

#65889 ON FEBRUARY 21, 2006

HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED. UTILITY CONTACTS: DIG TESS (800) 344-8377 TXU GAS (979) 774-2501 COX COMMUNICATIONS (979) 846-2229 VERIZON (800) 344-8377

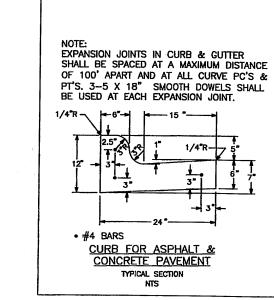
BTU - 821-5749 4. ALL CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER APPURTENANCES LOCATED IN PAVEMENT AREAS ARE TO BE FLUSH WITH THE FINISHED SURFACE AND CONSTRUCTED WITH CAST IRON FITTINGS.

5. THE CONTRACTOR SHALL COMPLY WITH THE SEDIMENT AND EROSION CONTROL PLAN DURING CONSTRUCTION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SODDED AND THE AREAS MAINTAINED UNTIL VEGETATION IS ESTABLISHED. THIS PROJECT IS REQUIRED TO COMPLY WITH THE TCEQ, TPDES CONSTRUCTION

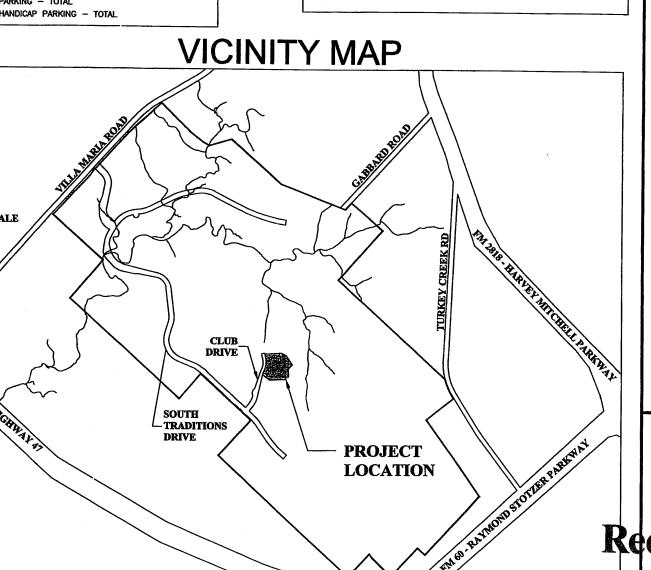
6. THE CURBS MARKED "FIRE LANE" SHALL BE PAINTED RED. THE RED CURBS AND DRIVES STRIPING SHALL CONTAIN 4" WHITE LETTERING STATING "NO PARKING -FIRE LANE - TOW AWAY ZONE". WORDING SHALL NOT BE SPACED MORE THAN 15' APART.

7. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 666, TYPE II MARKING MATERIALS.

8. CONTACT RUBEN REYES @ 209-5934 (CELL) 820-4676 / HOIL SPEARS @ 209-5945 (CELL) 255-0941 TO IDENTIFY LOCATION & ANGLE PRIOR TO POURING CONCRETE



	LEGEND
FH	FIRE HYDRANT WATER VALVE SEWER LINE CLEANOUT MANHOLE CIRCULAR INLET WATER METER WHEEL STOP HANDICAP RAMP
	EXISTING CONTOUR — MAJOR EXISTING CONTOUR — MINOR UNDERGROUND ELECTRICAL SERVICE EXISTING GAS LINE BUILDING SETBACK LINE PUBLIC UTILITY EASEMENT LINE STORM SEWER LINE 1" WATER LINE 8" SEWER LINE 4" SEWER LINE PROPOSED GAS LINE FIRE LANE MARKINGS PROPOSED 8' HIGH SCREEN FENCE ADA ACCESSIBLE ROUTE VEHICLE LAY OF HOSE LINE
→ · · · · · · · · · · · · · · · · · · ·	LANDSCAPE SLEEVE (2-4" PVC) PROPERTY BOUNDARY LINE PHASE LINE RUNOFF FLOW DIRECTION AREA STORM DRAIN INLET HANDICAP PARKING SIGN CONCRETE PAVEMENT



SHEET

Development & Engineering Services